



S Williamson Blvd.
Daytona Beach, FL 33844

Key Highway Exposure I-95 & I-4 Crossroads

IDEAL SITE FOR MULTI-STATE DISTRIBUTION

130K - 3MM+
SF Build-To-Suit

290
Acres

81K
AADT on I-95

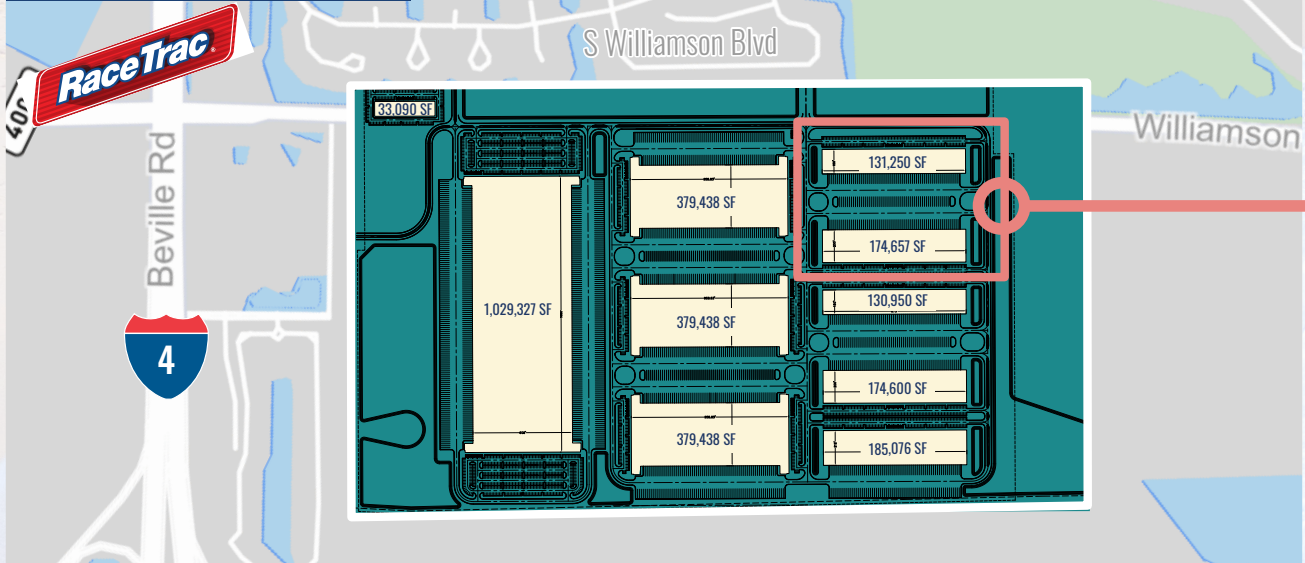
ZONING
Mixed-Use



Industrial | Build-To-Suit Opportunity

CBRE

Conceptual Plan

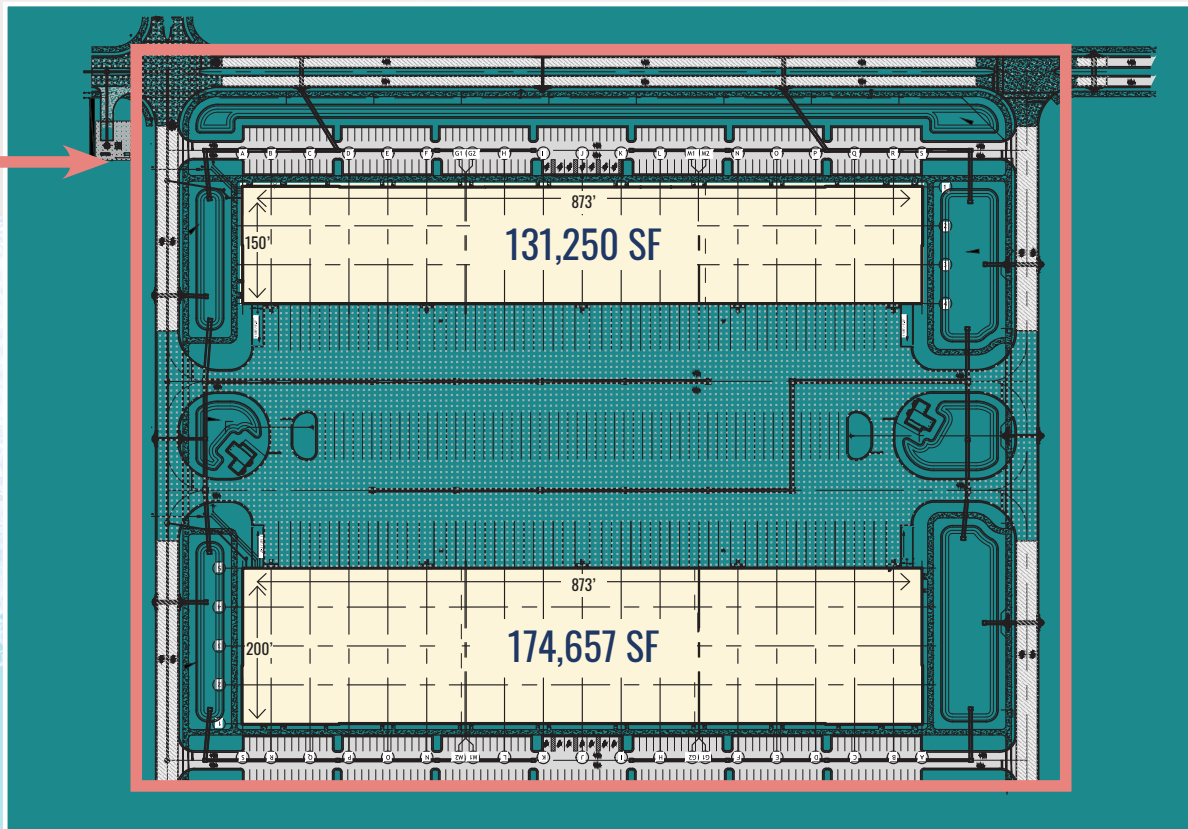


Build To Suit Opportunity

Site Location	S Williamson Rd. Daytona Beach, FL 33844
Parcel ID	523500000010 620200000060
Land Area	±290 Acres
Total SF	3,000,000+ SF Build-to-Suit
County	Volusia County
Zoning	Agriculture (Current) Future Mix-Use
Utilities	Available to site: Public Water, FPL (electric), TECO (gas)



PHASE 1 - Under Construction



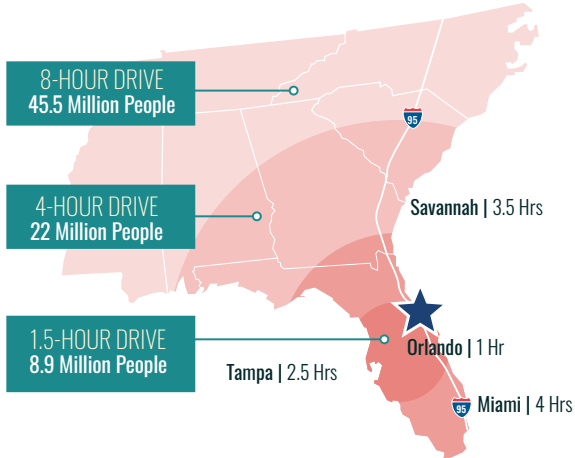
Available:	174,657 SF
Office:	2,500 SF (each building)
Clear Height:	36'
Dock High Doors:	56 (each building) 9' wide x 10' high
Grade Level Doors:	2 (each building) 12' wide x 14' high
Dock Equipment:	Dock bumpers and Z-Guard safety-yellow protection rails
Column Spacing:	55' x 50'
Truck Court:	60' foot long deep reinforced concrete apron
Trailer Parking:	58 spaces (shared)
Auto Parking:	140 spaces (each building)
Floor Slab	7-inch thick / 4,000 PSI
Lighting:	LED
Sprinkler System:	ESFR
Power:	(2) 3,000-amp, 480-volt, 3-phase

CONSTRUCTION PROGRESS



Competitive Advantage

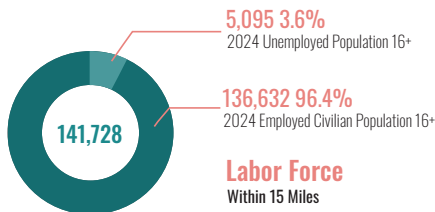
Having highway exposure and immediate access can help businesses attract customers from a wider geographic area and increase their market share. Additionally, businesses can save time and money on transportation costs since they are located in a prime location for shipping and receiving.



Demographics

Daytona Beach, FL

Daytona Beach has several logistical advantages, including its location along the Interstate 95 highway, the presence of the Daytona Beach International Airport, the Port of Daytona, and its proximity to major intermodal transportation hubs. These advantages make Daytona Beach an attractive location for businesses and industries that rely on efficient transportation and logistics.



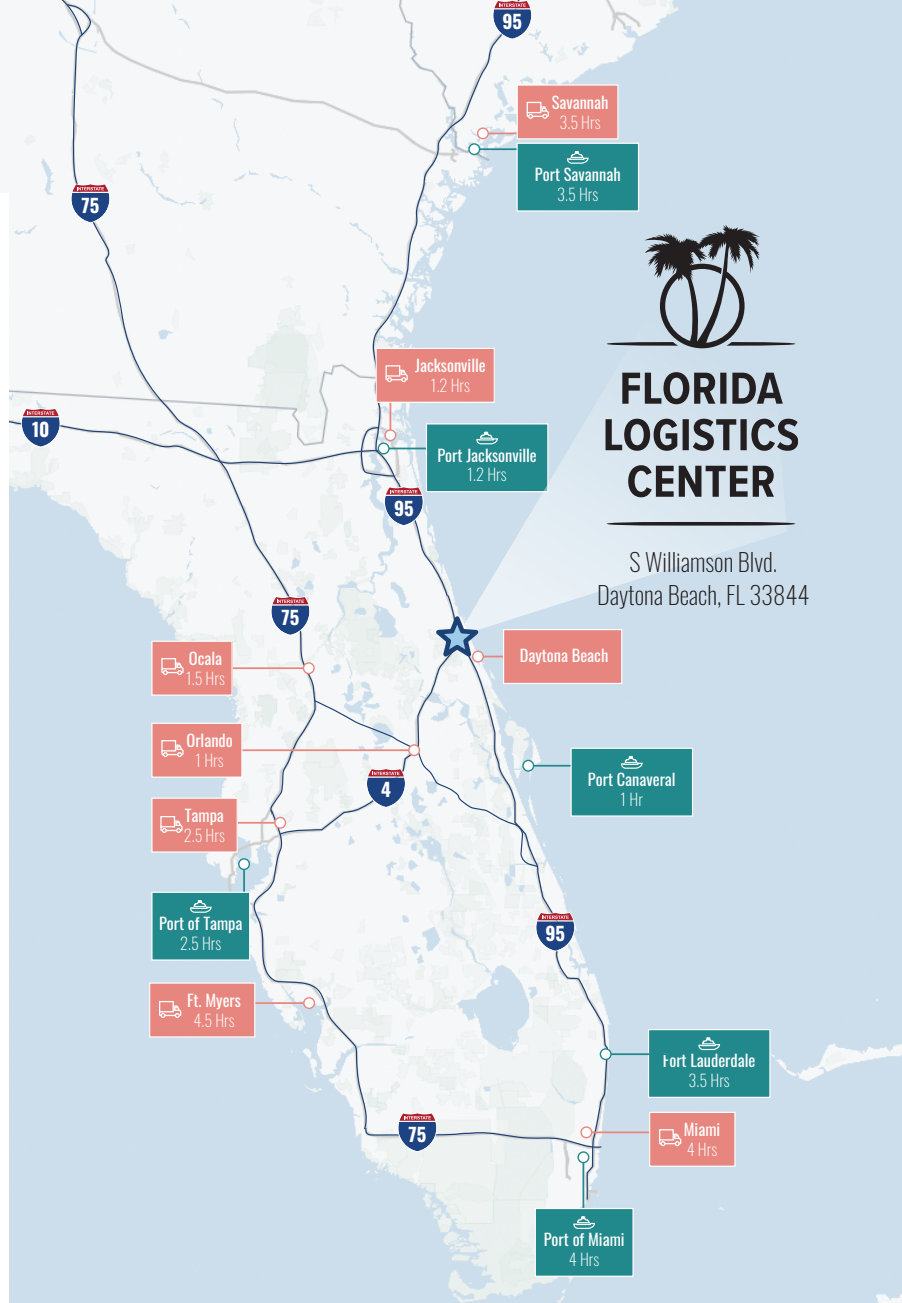
Labor Force

Within 15 Miles



FLORIDA LOGISTICS CENTER

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